

**PUBLIC NOTICE  
TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS**

The Zoning Board of Appeals held a public hearing in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, April 20, 2016 at 7:00 p.m., to hear and act on the following petitions:

- #07-16**      **2512 Albany Avenue** – Petition of City Enterprises, LLC. requesting a variance to Section 177-20 (D) Obstructions in Yards. Requesting a vertical expansion of the previously approved gas station canopy under variance #15-12. The approved canopy was proposed with a flat roof, the applicant is now proposing a canopy with a sloped roof thereby increasing its height from 18 feet to 19'-10" per plans on file. **BG Zone**  
**Approved with Conditions**
- #09-16**      **43 Soby Drive** - Petition of J. Kaufman requesting a variance to Section 177-20(E) Obstructions on Yards. Requesting a +/-4' variances to the 40' rear yard setback and 15' side yard setback for the construction of new attached garage and mudroom per plans on file. **R-20 Zone**  
**Approved with Conditions**
- #10-16**      **24 Riggs Avenue** - Petition of K. Burns & J. Beck, requesting a variance to Section 177-37 (C) to increase the non-conformity of the structure; maximum story height is 2.5 stories; building is 3 stories. Proposing to modify roof structure to ensure attic staircase meets fire & building codes and to expand attic area per plans on file. **R-10 Zone**  
**Approved with Conditions**
- #11-16**      **22-24 Maplewood Avenue** – Petition of F. Fallon requesting a variance to maximum rear yard coverage of 25%.; Section 177-20 (E) Obstruction in Yards. Removing existing detached garage and constructing 26'x22' detached garage in rear yard resulting in +/-42% rear yard coverage per plan. **RM-3R Zone**  
**Approved with Conditions**

Dated at West Hartford, CT, this 21<sup>st</sup> day of April, 2016. The above actions will become effective May 11, 2016.

Tom Foley, Acting Chairperson of the Zoning Board of Appeals  
Brian Pudlik, Secretary to the Board

Publish once Tuesday, April 26, 2016.

